

## Project #16-1699, Lehman Uplands Conservation Easement

Current Status: Application Submitted

### Project Details

**Primary Sponsor:** Methow Conservancy

**Primary Contact:** Julie Grialou  
(509) 996-2870  
julie@methowconservancy.org

**Funding Program:** WWRP - Critical Habitat

**Project Type:** Acquisition

### Project Description

The Lehman Uplands project will consist of the Methow Conservancy acquiring a conservation easement on 1,028 acres of undeveloped shrub-steppe and associated riparian draws and wetlands in the Methow Watershed within Okanogan County. The project will protect these habitats, provide habitat linkages to existing protected land, conserve at-risk species, and maintain seasonal wildlife movement corridors. Priority species supported include gray wolves, mule deer, sharp-tailed grouse, peregrine falcon, and Brewer's sparrows, among other species. Without easement protection, the landowner will subdivide and sell the land for residential development.

### Project Overall Metrics (Outcomes, Benefits)

#### Category / Work Type / Metric

#### Application Answer

#### Project Acquisition

Acquisition Primary Purpose  
Miles of shoreline protected

Habitat Conservation  
0.00

#### Completion Date

Projected date of completion

7/15/2018

#### Economic Benefit

Projected economic benefit provided by the project

The Methow Valley has a tourism-based economy that relies on the scenic beauty and outdoor recreation and wildlife viewing opportunities that the natural environment provides. By protecting habitat and supporting wildlife species, and by protecting scenic views, this project contributes to values that tourists seek.

### Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
WWRP - Critical Habitat (FY2018)	\$1,134,050	41.93 %		Cash Donations	\$36,750
Sponsor Match	\$1,570,450	58.07 %	50%	Donated Land	\$218,200
Total Project Funding	\$2,704,500	100.00 %		Force Acct - Labor	\$15,500
				Grant - Federal	\$1,300,000

#### Project Cost Summary

##### ACQUISITION COSTS

Land/Incidentals	\$2,679,500			
Admin	\$25,000		0.93 %	\$133,975 (5%)
Subtotal	\$2,704,500	100.00 %		
Total Cost Estimate	\$2,704,500	100.00 %		

### Worksites and Properties

**County:** Okanogan

**Legislative Districts 2012:** 12

**Congressional Districts 2012:** 04

**Salmon Recovery Regions:** Upper Columbia

**DNR Watershed Units (WAU):** Frazer Creek

**4th Field Catalog Units (HUC):** Methow

**WRIA:** Methow

**Sections:** 17

**Township:** T33NR22E

**Coordinates:** 48.36125570  
-120.11022350

### Worksite #1: Lehman Uplands

<b>Coordinates from Mapped Point:</b>	<b>Latitude:</b> 48.36125570	<b>Longitude:</b> -120.11022350
<b>Coordinates from Worksite</b>	<b>Latitude:</b> 48.361313	<b>Longitude:</b> -120.112270
<b>Directions:</b>		

**Worksite Description:** The Lehman Uplands property is located in the hills between Winthrop and Twisp. The "worksite" area is the same as the "project area".

**Site Access Directions:** From the town of Twisp, turn east off Highway 20 onto Winthrop-Twisp Eastside Rd. Travel 3.3 miles to the property's driveway at 333 Winthrop-Twisp Eastside Rd.

**Worksite Address:**  
333 Twisp-Winthrop Eastside Rd  
Twisp, WA 98856

1 of 6	<b>Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.</b> No
2 of 6	<b>Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.</b> No
3 of 6	<b>Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.</b> The project site contains an expansive area of undeveloped shrub-steppe habitat with bluebunch wheatgrass, Idaho fescue, bitterbrush, sage, and several lomatium and buckwheat species. Riparian draws and wetlands are also present. Grazing has resulted in some changes to the grassland communities, with annual grasses and weeds such as knapweed, mustard, and whitetop present in some areas. However, as part of this project, a new approach to grazing would occur on the land. This approach, referred to as "conservation-oriented" grazing, is designed to reduce non-native grasses and weeds and increase the abundance of native bunchgrasses. The approach has been successful in several other areas, such as the eastern Sierra Nevadas.
4 of 6	<b>Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as "ground disturbing activities will be minor".</b> None.
5 of 6	<b>Give street address for this worksite if available.</b> 333 Winthrop-Twisp Eastside Rd.
6 of 6	<b>Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.</b> No

## Property for Lehman Uplands Worksite #1: Lehman Uplands

<b>Activity:</b> Acquisition	<b>Planned Acquire Date:</b> 07/15/2018	<b>Proposed Acres:</b> 1028.00
<b>Property Grantor</b> ,	<b>Ownership</b> <b>Instrument Type:</b> Easement <b>Purchase Type:</b> Less than fee ownership <b>Term Length:</b> Perpetuity <b>Expiration Date:</b> <b>Note:</b>	
<b>Landowner Type:</b> Private		

## Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition	0.00	
<b>Easement</b>		
Total cost for Easement		\$2,600,000.00
Easement type	Habitat Conservation	
Acres by Acreage Type (easement) - Riparian	13.90	
Acres by Acreage Type (easement) - Uplands	1011.00	
Acres by Acreage Type (easement) - Wetlands	3.10	
Acres zoned as agricultural land	0.00	
Acres that will be grazed	1011.00	
<b>Incidentals</b>		
<b>Appraisal</b>		
Total cost for appraisal		\$10,000.00
<b>Appraisal Review</b>		

Total cost for appraisal review		\$3,000.00
<b>Baseline Documentation</b>		
Total cost for baseline documentation		\$6,000.00
<b>Boundary line adjustment</b>		
Total cost for Boundary line adjustment		\$1,500.00
<b>Closing, Recording, Taxes, Title</b>		
Total cost for Closing, Recording, Taxes, Title		\$43,000.00
<b>Environmental Audits</b>		
Total cost for environmental audits		\$2,000.00
<b>Noxious weed control</b>		
Total cost for Noxious weed control		\$10,000.00
Acres treated for noxious weeds by method - Chemical	80.00	
<b>Survey (Acq)</b>		
Total cost for Survey(Acq)		\$4,000.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Total cost for Administrative costs (Acq)		\$25,000.00

## Acquisition Questions

- 1 of 6
Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?
No.
- 2 of 6
Will this acquisition project cause the displacement of individuals, families, businesses, or farms? If yes, explain:
No.
- 3 of 6
Property acquired with grant funds is subject to policies/laws regarding preservation of cultural resources. Is future restoration, development, fencing or signing proposed for this property? If yes, explain how and when this work will occur.
No future restoration, development, fencing, or signing is proposed as part of this project application.
- 4 of 6
Will clean-up of hazardous materials be required? (See RCO Manual 3, Acquiring Land).
No.
- 5 of 6
Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:
No.
- 6 of 6
Does the applicant hold an option agreement on the property? If yes, what date will it expire?
No, not a formal agreement. However, the landowner has agreed to take the property off the market until we find out if this project will be awarded funding. If funding is not awarded, he will put the property back on the market.

## Overall Project Questions

- 1 of 10
Do plans exist for interim non-public use of the project site? If yes, explain the interim non-public use and whether or not income will be derived through that use:
No
- 2 of 10
Is there, or will there be, any significant public access or use restrictions? If yes, explain:
Yes. The property will remain private land that is not open to the public. However, the site is highly visible from the adjacent Pipestone Canyon recreation area, and as such, provides scenic views to recreationists.
- 3 of 10
Are there known subsequent phases for which you expect to seek future RCFB grant funding?
No.
- 4 of 10
Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.
Yes, The project is an acquisition of shrub-steppe and associated riparian and wetland habitat. There are no accommodations for climate change necessary for this to be a successful project.
- 5 of 10
Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.
In-house Methow Conservancy staff will be responsible for all aspects of the project, except that the survey work and appraisal work will be done by paid surveyors and appraisers.
- 6 of 10
Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.
Yes, We have applied for the federal Agricultural Conservation Easement Program (ACEP) funds. An award date has not been established for the ACEP funding round, but we expect the date to be sometime this summer, with a signed contract expected by the end of summer.
- 7 of 10
Does this application contain elements required for mitigation for other project(s)? If yes, explain:
No.
- 8 of 10
Does this project include the purchase of conservation easements? If yes, explain how site monitoring will be carried out.
Yes, the project includes purchase of a conservation easement. The site will be monitored annually by a Methow Conservancy biologist, and photographs will be taken at each designated photo point location each monitoring visit. During the visit, the monitor will assess site conditions and ensure that the terms of the easement are being met.

- 9 of 10

Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.
- No
- 10 of 10

List the date the project was submitted for review to the county or city with jurisdiction over the project area? If submitted, explain which county or city official(s) reviewed the proposal, method of review, which jurisdiction, etc.:
- The project was reviewed by three Okanogan County Commissioners, Jim De Tro, Sheila Kennedy, and Ray Campbell, at their regular/weekly commissioners' meeting on April 25, 2016. The commissioners were provided with an information packet (see Attachment E), and the Methow Conservancy Executive Director, Jason Paulsen, spent 45 minutes talking with the commissioners about the project during the meeting.

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
None - No permits Required				

Project Attachments

Required Attachments	8 out of 8 done
Environmental Benefits Statement	<input checked="" type="checkbox"/>
Expanded Project Description	<input checked="" type="checkbox"/>
Landowner acknowledgement form	<input checked="" type="checkbox"/>
Local Jurisdiction Review for Acquisition Projects	<input checked="" type="checkbox"/>
Map: Area of Potential Effect (APE)	<input checked="" type="checkbox"/>
Map: Parcel map	<input checked="" type="checkbox"/>
Photo	<input checked="" type="checkbox"/>
Species with Special Status Table	<input checked="" type="checkbox"/>

Photos

Attachment Type	Title	Attach Date
Application Review Report	Application Review Report, 16-1699A(rtnd 06/22/16 16:20:33).pdf	06/22/2016
Authorizing Resolution/Application Authorization	Attachment A. Application Authorization.pdf	04/26/2016
Compliance Document	Attachment K. Grazing Guidelines.pdf	06/16/2016
Environmental Benefits Statement	Attachment B. Environmental Benefits Statement.pdf	07/14/2016
Evaluation: Project presentation - Final	Lehman Uplands Presentation - FINAL no notes.pptx	07/14/2016
Expanded Project Description	Attachment C. Expanded Project Description.pdf	07/14/2016
Local Jurisdiction Review for Acquisition Projects	Attachment E. Local Jurisdiction Review Packet.pdf	04/26/2016
Map: Parcel map	Attachment G2. Parcel Map.pdf	06/20/2016
Map: Parcel map	Attachment G1. Parcel Map Aerial Vicinity.pdf	06/20/2016
Map: Parcel map	Attachment G3. Parcel Map with Contours.pdf	06/20/2016
Map: Population Proximity	Attachment H. Population Proximity.pdf	06/20/2016
Map: Regional Location	Attachment F1. Regional Location Map.pdf	06/20/2016
Photo	DSC02489.jpg	04/26/2016
Photo	DSC02481.jpg	04/26/2016
Project Application Report	Application Report, 16-1699A (submitted 04/28/16 11:11:08).pdf	04/28/2016
Project Support / Concern Documents	Attachment I. Ranchers Support Letter.pdf	04/27/2016
Species with Special Status Table	Attachment J. Special Status Species Table.pdf	06/27/2016

Application Status

Application Due Date: 05/02/2016

Status	Status Date	Name	Notes
Application Submitted	07/18/2016	Julie Grialou	Sorry I didn't press the "Submit" button last Thursday when I had completed my updates. I didn't realize I needed to press the submit button a second time (in addition to the June time). Please let me know if you have any questions or would like to discuss this application review. Thank you, Karen
Application Returned	06/22/2016	Karen Edwards	

Application Submitted 04/28/2016 Julie Grialou  
Preapplication 03/29/2016

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Julie Grialou, 07/18/2016)

Date of last change: 07/18/2016